

PLANNING AND ZONING COMMISSION

March 1, 2011  
7:30 pm  
Council Chambers

SPECIAL ANNOUNCEMENTS

PUBLIC COMMENTS

CONSENT

1. Roll Call.

Commissioners Present: Best, Davis, Huddleston, Loyd, Wescott, Woolery,  
Vice-Chairperson Romine and Chairperson Harris.

Commissioners Absent: Hartley and McDowell.

Staff Present: Jim Lawson Director of Planning and Development  
Joel Hornickel Senior Planner  
Kendall Powell Utilities Plans Reviewer  
William Duston Assistant City Attorney  
Sonja Paden Office Assistant II

2. Approve Agenda.

Recommended Action: Approve the format of the March 1, 2011 agenda.

MOTION:

Motion by Vice-Chairperson Romine and seconded by Commissioner Woolery, and unanimously carried to approve the format of the March 1, 2010.

3. Approve Minutes.

Recommended Action:

- A) Approve the minutes of the February 10, 2010 study session;
- B) Approve the minutes of the February 10, 2010 regular meeting.

MOTION:

Motion by Commissioner Loyd and seconded by Vice-Chairperson Romine and unanimously carried to approve the minutes of the February 10, 2010 Planning and Zoning Commission study session and the February 10, 2010 Planning and Zoning Commission regular meeting as presented.

OLD BUSINESS

None.

PUBLIC HEARINGS

4. Request For A Special Use Permit To Operate A Flight Simulator Amusement At  
3600 W. Highway 76, Branson, Missouri.  
Project No. 11-1.3 (11-00100003)  
Applicant: CCR Development

Mr. Hornickel presented the staff report as filed with the Planning Division.

Chairperson Harris asked if any of the Commissioners had any questions for staff regarding the item; there was no response. He asked if the applicant or representative for the item was present and wished to come forward.

Mr. Brad Hoffman, Yung Design Group, approached and stated he represented the applicant. He added staff had done a fine job of presenting the item and they were willing to answer any additional questions.

Chairperson Harris asked for the mechanism to be further explained, since it would be a new type of system.

Mr. Hoffman stated it was a new patent and the video during the presentation showed the actual ride during testing in Australia. He explained that the mechanism was a computer-generated electric motor that sat around the cable. He added on the straight-aways, they could design the system to go at whatever speed was safe and then slow it down when going into a curve.

Chairperson Harris asked if the mechanism was powered from the cable or from individual batteries.

Mr. Hoffman stated it would be a battery powered motor.

Commissioner Huddleston asked what the towers would be made of and what they would look like.

Mr. Hoffman stated they would actually just be support poles. He said there would be two ways to erect the tower. One way would consist of setting a pole in the ground with guy wires connected to the ground, which would add strength when pulled back on the structure. He said, if there was not enough area available to use the guy wires on the outside, they could also put poles in with supports going in a certain way, which would give it the ability to pull against the lines. He added either would occur only in the corners, or before and after a straight-away. He stated there would be much less site disturbance as compared to a typical zip line ride.

Commissioner Huddleston asked what the height of the towers would roughly be.

Mr. Hoffman stated they would be between fifteen and thirty-five feet. He added it would depend on how much they wanted to go up and down with the ride on the existing terrain.

Commissioner Romine asked how many months they planned to operate the ride.

Mr. Jared Story approached and stated they would be open the entire year except for six weeks during January and February. He added, if there was a ride to be given, they would open to give the ride.

Commissioner Romine asked what the highest point would be.

Mr. Story stated it would be the structure near the front of the building and it would be about thirty-five feet.

Commissioner Romine stated she noticed the parking numbers in their proposal did not match with the drawings, and asked where the difference occurred.

Mr. Hoffman stated there were 157 existing parking spaces and they would be removing 31 spaces, which would bring the total down to 126.

Commissioner Woolery asked if there would be multiple rides occurring at the same time.

Mr. Story stated there would be three trolleys running at a time. He explained each one would have an onboard computer that would control its speed and crash avoidance. He stated the computer would not allow a trolley to get within a specified distance of the next trolley because it would automatically slow it down or stop it should it get to that point.

Commissioner Best asked what the theater part would be used for.

Mr. Hoffman stated the theater itself would be closed and they did not have any plans for it at the time. Mr. Story added he would love to use it for storage, but they had no intended use for it at this time.

Commissioner Wescott asked if the same governing body as normal zip lines would be reviewing the safety standards of the ride.

Mr. Story stated that was correct. He said it would be reviewed by the ACCT (Association for Challenge Course Technology).

Commissioner Wescott asked if the employees would be certified in a similar manor as a normal zip line.

Mr. Story stated that was correct and it would be high-angle rescue certification. He added it would probably be the same group of guys with whom he already dealt.

Commissioner Davis asked who would be monitoring the ride and how many. He also asked for the harnessing system to be described.

Mr. Story stated the harnessing system would be identical to a three-point harness used for any other zip line application. He stated it would be a rock climbing harness that was also an OHSA safety harness. He added the difference with their harness would be that it would have shoulder straps, making it possible for riders to stand without being turned upside down. He stated it would therefore be a step above a climbing harness. Mr. Story stated a computer system would control the ride, but there would be a ride operator on the tower to control when each trolley departed.

Commissioner Davis asked if the trolleys would be monitored on a computer or video display.

Mr. Story stated that was correct. He added due to the improvements they were planning to complete to the theater, they should be able to see over the building and across most of the property with the exception of the wooded area from the tower.

Commissioner Davis asked what was intended for the landscaping improvements in the front of the building.

Mr. Hoffman stated they would be taking out the existing parking and converting it to turf grass with shrubs and some trees. He stated he did not know the square footage, but it would cover the entire front portion, which was currently parking.

Commissioner Davis asked what the future plans for the rest of the property would be going forward, if they were able to be shared.

Mr. Hoffman stated they were currently looking at the market and new rides that were coming out. He added they wanted to be unique and different, but stated they did not know the exact rides to be added at this time.

Commissioner Davis asked if they considered themselves more of an amusement rather than a theater.

Mr. Hoffman stated they did. He added they were not in the theater business, but they did provide family, fun entertainment.

Commissioner Best asked if someone would be able to spit from the ride onto pedestrians or adjacent traffic.

Mr. Hoffman stated, if someone spit, it would go straight down. He stated they hoped they would not have much of that going on. Mr. Story stated their hope would be that the ride would go fast enough to where, if someone spit, it would hit them in their own face.

Chairperson Harris asked if the main operator would have the ability to stop all three trolleys at the same time.

Mr. Story stated they would have a manual shutoff that would disable all three at one time, if there was ever an emergency.

Chairperson Harris asked if their employees would be trained to remove a person from the trolley during an emergency.

Mr. Story stated that was correct. He explained they were quite good at that, since they were already in the zip line business. He stated in the industry it was referred to as a high-angle rescue, which was getting someone off a line without having a ladder truck or something to get them down. He added they did it regularly and were trained to do so.

Chairperson Harris asked what the lowest elevation would be.

Mr. Story stated it would be about fifteen feet from the ground to the trolley. He added they did not want to get close enough to the ground where someone could get hurt.

Chairperson Harris asked what the length of time would be for someone to go around the course.

Mr. Story stated it had not been exactly calculated yet, but based on the proposed layout, it should take anywhere from two to three minutes.

Commissioner Best asked what the anticipated opening day would be.

Mr. Story stated they hoped it would be June 1, 2011.

Chairperson Harris asked if any of the Commissioners had any other questions of the applicant; there was no response. He then asked if there was anyone else present who wished to speak in regards to the item; there was no response. He asked again if there were any further questions by the Commissioners; there was no response. He entertained a motion.

**MOTION:**

Motion by Commissioner Huddleston and seconded by Vice-Chairperson Romine to approve Resolution 11-1.3.

AYES:	Best, Davis, Huddleston, Loyd, Wescott, Woolery, Vice-Chairperson Romine and Chairperson Harris.
NOES:	None.
ABSTAIN:	None.
ABSENT:	Hartley and McDowell.

Motion to approve Resolution 11-1.3 was approved with an 8-0 vote.

OTHER BUSINESS

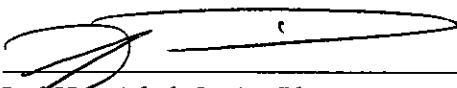
None.

ADJOURNMENT

Motion by Commissioner Best and seconded by Commissioner Woolery, and unanimously carried to adjourn the meeting at 7:58 p.m.

  
Clark Harris, Chairperson

4-5-11  
Date

  
Joel Hornickel, Senior Planner

4/5/11  
Date